

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, October 26th, 2021 at 5:30 p.m.

Columbus City Hall

408 1st Avenue North, Columbus, MT 59019

Members Present: Shad Kienitz (President), Webb Mandeville, Richard Sidwell, Dennis Holten, Kyle Stadel

Members Not Present: Heidi Stadel, Don Parks, Josh Daniels

Others Present: Kisha Miller, Scott Caton, Paul Edwards

Staff Present: Forrest Mandeville, Christine Baker

I. CALL TO ORDER

Shad Kienitz (President) called the meeting to order at 5:30 pm.

A. Disclosures of Conflicts of Interest and Ex Parte Communications. Nothing at this time.

II. MINUTES

Kyle made a motion to approve the minutes of the August 24th, 2021 meeting. Rich seconded; with all in favor, motion passed.

III. NEW BUSINESS

A. General Planning

Forrest provided a brief overview of the County's recent Land Use Training by MACo attorney, Tara DePuy. Tara covered the importance of avoiding ex parte communications. Tara said that board members needed to be careful of site visits, especially making sure not to discuss the project with the applicant. If the Planning Board tours a site, it must be noticed. Planning board members also have the option to table a decision and reconvene during a special meeting to avoid knee jerk responses.

B. Proposed City Zone

Dennis presented to the board a Zone Change application submitted by R & G Storage and Rentals/Ron and Gina Olson to the City of Columbus. A public hearing is set for Tuesday, November 23, 2021 at 5:30pm, Columbus City Hall. The property is described as Lots 1, 2 and 3, Block 4 of the Park Addition, Lots 2 & 3, Block 4 of the Hunter Addition. The Address is 835 Clough Avenue. The proposed Zone Change does not appear to have an adverse effect on the existing character of the area in regards to existing and proposed land uses as there is property to the south that is presently zoned Light Industrial. The proposed zone change does not appear to be in conflict with Columbus Area Growth Policy. Existing property in this area is as follows: Property to the east, west and north (MRL/BN property) is zoned HI (Heavy Industrial), property to the south is zoned LI Light Industrial Zone. The present proposal is to utilize the existing office building on the property as a Pizza Shop. This type of use is listed as a permitted use in

the Light Industrial Zone but is not listed as a permitted use in the Heavy Industrial Zone. 15 days prior to the public hearing, notices of the time, date and place will be advertised in the local paper and will be sent to all property owners within 150 feet of the described property.

Public Comment

Paul discussed the Growth Policy for the City of Columbus. The City had requested the County Planning Department submit a task order to update the Growth Policy. The County provided the task order on what it would cost the City to pay the County to complete. Paul stated that he had recently visited with the Board of County Commissioners to discuss the proposed cost and that he felt there needed to be more “transparency” from the County. Paul wanted to know why the Growth Policy was needed and was it worth it to pay to update it. Forrest responded that Growth Policies are required by MCA §76-1-601 and the current Growth Policy from 2012 is outdated. Kisha asked if the City could do a small update to the policy with in house staff and then update the policy in 2-3 years when the City could budget for it. She said she didn’t think the money was currently there to get it done through the County or through another professional service. Kisha stated that she needed the Growth Policy for grants that she was working on. Forrest discussed the need for an Interlocal Agreement between the City and County. The agreement has been sitting with the attorneys for approximately 3 years.

IV. ADJORN: With no more business, Kyle made the motion to adjourn. Richard seconded; with all in favor motion passed. The meeting was adjourned at 6:19 p.m.

The next regular meeting will be held Tuesday, November 23, 2021 5:30p.m. at Columbus City Hall.